

1 WRIGHT, FINLAY & ZAK, LLP
2 Dana Jonathon Nitz, Esq.
3 Nevada Bar No. 0050
4 Christina V. Miller, Esq.
5 Nevada Bar No. 12448
6 7785 W. Sahara Avenue, Suite 200
7 Las Vegas, NV 89117
8 Tel: (702) 475-7964; Fax: (702) 946-1345
9 cmiller@wrightlegal.net
10 *Attorneys for Defendant/Counterclaimant Federal National Mortgage Association*

11 **UNITED STATES DISTRICT COURT**
12 **DISTRICT OF NEVADA**

13 CHAMPERY RENTAL REO, LLC,

Case No.: 2:16-cv-02888-RFB-PAL

14 Plaintiff,

STIPULATION AND ORDER

15 vs.

16 JARED K. BAUM, an individual; CHARLENE
17 M. BAUM, an individual; FEDERAL
18 NATIONAL MORTGAGE ASSOCIATION;
19 QUALITY LOAN SERVICE CORPORATION;
20 RED ROCK FINANCIAL SERVICES; VILLAS
21 AT TIERRA LINDA HOMEOWNERS
22 ASSOCIATION; All other persons unknown
23 claiming any right, title, estate, lien or interest in
24 the real property described in the Complaint
25 adverse to Plaintiff's ownership, or any cloud
26 upon Plaintiff's title thereto; DOES I through V;
27 and ROE Corporations I through V,

28 Defendants.

FEDERAL NATIONAL MORTGAGE
ASSOCIATION,

Counterclaimant,

vs.

CHAMPERY RENTAL REO, LLC,

Counter-Defendant.

1 Plaintiff/Counter-Defendant CHAMPERY RENTAL REO, LLC (“Champery”),
2 Defendant/Counterclaimant FEDERAL NATIONAL MORTGAGE ASSOCIATION (“Fannie
3 Mae”) and Defendant RED ROCK FINANCIAL SERVICES, LLC (“Red Rock”) (collectively
4 hereinafter referred to as the “Parties”), by and through their respective counsel of record, hereby
5 stipulate and agree as follows.

6 1. The above-captioned action concerns title to real property commonly known as
7 12030 Giles Street, Las Vegas, Nevada 89123, APN: 191-04-415-049 (the “Property”) and
8 further legally described as stated in that Deed of Trust recorded on August 29, 2006, as
9 Instrument number 20060829-0005835 in the Office of the Clark County Recorder (the “Deed of
10 Trust”).

11 2. Fannie Mae and Champery have entered into a separate Settlement Agreement
12 and Release (the “Agreement”) as a matter of compromise to adjudicate their respective interest
13 in and/or to the Property.

14 3. Pursuant to the Agreement, it is hereby stipulated and agreed the Champery is the
15 owner of the Property by way of a homeowners’ association foreclosure sale occurring on or
16 about July 12, 2016, as reflected in that Foreclosure Deed recorded on September 16, 2016, as
17 Instrument number 20160916-0001180 in the Office of the Clark County Recorder (the “HOA
18 Sale”).

19 4. Pursuant to the Agreement, it is hereby stipulated and agreed that Fannie Mae is
20 the owner and record beneficiary of the Deed of Trust, and that Fannie Mae has received sums to
21 release or reconvey the Deed of Trust.

22 5. Pursuant to the Agreement, it is hereby stipulated and agreed that Champery owns
23 the Property free and clear of the Deed of Trust.

24 6. Pursuant to the Agreement, it is hereby stipulated and agreed that Fannie Mae will
25 receive the surplus funds or excess proceeds from the HOA Sale in the amount of \$19,459.97,
26 currently held by Red Rock, and that Red Rock shall immediately pay the surplus funds or
27 excess proceeds to Fannie Mae.

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1 7. Pursuant to the Agreement, the Parties hereby submit this Stipulation and Order
2 for the Court to adopt as a final order, judgment and decree of the above-captioned action, with
3 each party to bear their own attorney's fees and costs as to each other.

4 IT IS SO STIPULATED AND AGREED.

5 DATED this 27th day of August, 2018.

 DATED this 27th day of August, 2018.

6 WRIGHT, FINLAY & ZAK, LLP

 HUTCHISON & STEFFEN, PLLC

7 /s/ Christina V. Miller, Esq.

/s/ Matthew K. Schriever, Esq.

8 Dana Jonathon Nitz, Esq.

 John T. Steffen, Esq.

9 Nevada Bar No. 0050

 Nevada Bar No. 4390

10 Christina V. Miller, Esq.

 Matthew K. Schriever, Esq.

11 Nevada Bar No. 12448

 Nevada Bar No. 10745

12 7785 W. Sahara Ave., #200

 10080 West Alta Drive, Suite 200

13 Las Vegas, NV 89117

 Las Vegas, NV 89145

14 Attorneys for Defendant/Counterclaimant

 Attorneys for Plaintiff/Counter-Defendant

15 Federal National Mortgage Association

 Champery Rental REO, LLC

16 DATED this 29th day of August, 2018.

17 KOCH & SCOW LLC

18 /s/ Steven B. Scow, Esq.

19 David R. Koch, Esq.

20 Nevada Bar No. 8830

21 Steven B. Scow, Esq.

22 Nevada Bar No. 9906

23 Brody R. Wight, Esq.

24 Nevada Bar No. 13615

25 11500 S. Eastern Ave., Suite 210

26 Henderson, NV 89052

27 Attorneys for Defendant, Red Rock

28 Financial Services

IT IS SO ORDERED:

 DATED: November 27, 2018.



RICHARD F. BOULWARE, II
UNITED STATES DISTRICT JUDGE